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pages to the subject of Consideration, but the chief fault throughout the work is that no reference or direction is given in notes to the student where he can find fuller discussions of the questions left open.

C. D. H.

THE AMERICAN LAW OF REAL PROPERTY. By CHRISTOPHER G. TIEDEMAN, Revised and Enlarged by EDWARD J. WHITE, St. Louis: The F. H. Thomas Law Book Co. 1906. Third Edition. Pp. 1017.

To condense, even within the limits of a thousand pages, the real property law of these United States is a very difficult task and a man deserves credit if he merely makes the attempt. Professor Tiedeman's book, however, is far more than an experiment in this direction; it is the result of a lifetime of painstaking labor and in its present form as edited and revised by Edward J. White, Esq., who was for years the author's pupil, it is a monument of accurate legal scholarship.

There is one feature about the work which is especially pleasing. It is not like so many modern text-books a mere digest of reported cases with brief summaries of the law preceding a wilderness of citations. Instead it is a clear and coherent treatise of the law of real property in general with special notes giving case citations inserted only where they are useful as furnishing sanction and authority for the statements of the text. The main principles of real property law are clearly and succinctly enumerated and they are treated largely from an historical standpoint so that the reader not only knows that a certain rule or principle exists but the reason for its existence.

It always seems a fair test of a book of this kind to examine the manner in which it treats of the famous "Rule in Shelley's Case." On this point Professor Tiedeman says:

"It has long been a rule of common law, that if an estate for life, or any other particular estate or freehold, be given to one with remainder to his heirs, the first taker shall be held to have the fee, and the heirs will take by descent and not by purchase. *The first taker is thereby enabled to make a free disposition of the estate in fee, and the heirs take by descent, only when no disposition has been made of it by the first taker.*"

The italicised portion is indicative of the method of treatment above referred to and very well illustrates it. How often do we read that the famous "Rule" means that where land is devised to a man and his "heirs" the word heirs is a word of "limitation" and not of "purchase." But to the mind of the student at any rate and often to the mind of the lawyer

such a statement is anything but enlightening. When, however, it is coupled with a clear explanation of the practical result of the technical distinction it becomes at once intelligible and useful.

All through this book a consistent effort is made to clear away the obstacles raised by archaic Norman-French terms and moth-eaten technicalities and the refinements of age-old reasoning, and in their place to introduce as their more vigorous offspring the modern principles which control the acquisition, enjoyment and disposition of real estate in the United States to-day.

We are a progressive people and our law is virile and constantly changing to meet the new conditions which are constantly arising in the nation's life. It is therefore a pleasure to meet with a book which not only fills a national want but is typical of national thought and national growth.

T. J. G.

A TREATISE ON AMERICAN CITIZENSHIP. By JOHN S. WISE, of the New York Bar. Northport, Long Island: Edward Thompson Company. 1906. Pp. vii, 340.

This volume belongs to the series of "Studies in Constitutional Law," of which series we noticed in the October, 1907, issue of the LAW REGISTER, Mr. McGehee's book on *Due Process of Law*. Its subject matter has for some time been in need of systematic treatment, and the present publication is intended to satisfy this need.

As citizenship, is stated to be "the status of a citizen with its rights and privileges," its meaning necessarily depends on the definition of a citizen which term is described as implying "membership of a political body in which the individual enjoys popular liberty to a greater or less degree." This definition suggests the method in which the subject is developed, the author first of all setting forth a historical resumé of the subject of citizenship in this country, treating it, as is necessary, in its dual aspect of citizenship of the United States and citizenship of a State. This is followed by an enumeration and discussion of the rights and obligations appertaining to the status, together with short chapters on the "Protection of Citizens Abroad" and "Expatriation."

There is an interesting discussion of the status of the inhabitants of the territory lately acquired by the United States, and its anomalous character as established by statute and decision is fully analyzed; but here as elsewhere in the book the treatment does not lay claim to being exhaustive, but presents